

SMITHFIELD TOWNSHIP PLANNING COMMISSION
COUNTY OF MONROE, COMMONWEALTH OF PENNSYLVANIA
REGULAR MEETING OF JANUARY 14, 2021 AT 7:00 P.M.
MEETING MINUTES

1./2. Call to Order and Members Present:

The meeting was called to order at 7:00 p.m. by Township Planning Commissioner Chair Attorney Scott Amori. Along with Commissioner Amori, Commissioners R. Moses and M. Albert were physically present in the meeting room at the Township Municipal Building. Commissioner K. Wichman attended remotely. Commissioners D. Strunk and D. Schryver were absent. The meeting was also streamed remotely via ZOOM.

In addition to the above Commissioners, the other Township officials who attended the meeting were Township Supervisor Robert Lovenheim, Township Supervisor Jacob Pride, Township Engineer Jon S. Tresslar, PE and PLS and Township Solicitor, Ronold J. Karasek, Esquire, of the Karasek Law Offices, LLC, all of whom were all physically present in the meeting room.

3. The Pledge of Allegiance to the Flag: was recited.

4. Minutes of Special Meeting of December 2, 2020: Upon motion of Commissioner S. Amori and seconded by Commissioner R. Moses and on a unanimous vote of 4-0, the Special Meeting Minutes were approved.

Minutes of Regular Meeting of December 10, 2020: Upon motion of Commissioner S. Amori and seconded by Commissioner M. Albert and on a unanimous vote of 4-0, the Regular Meeting Minutes were approved.

5. Reorganization 2021:

The following Slate of Officers were nominated and duly appointed upon motion of Commissioner S. Amori and seconded by Commissioner M. Albert and on a unanimous vote of 4-0:

- Chairman: Commissioner S. Amori
- Vice-Chair: Commissioner R. Moses
- Secretary: Commissioner M. Albert
- Recording Secretary: Lois J. Turr, Township Office Secretary

On motion by Commissioner S. Amori and seconded by Commissioner M. Albert and on a unanimous vote of 4-0, the meeting nights remained the same as the Regular Meeting-on the second Thursday at 7:00 pm and the Work Sessions (as needed)-on the fourth Thursday at 7:00 pm.

6. Public Comments on Agenda: None.

7. Plans to Act On:

a) SR Squared, LLC Preliminary/Final Minor Subdivision and Lot Consolidation Plan

The property is located on the northern side of Milford Road situate within the existing ED (Economic Development) Zoning Development with an area of 22.441 acres and consists of five (5) existing buildings.

The plan proposes to subdivide existing Lot No. 2 into two (2) lots. Lot No. 1 will have an area of 5.001 acres with the five (5) buildings located thereon and will be serviced by on-lot water and public sanitary sewage; and, Lot No. 2 will have an area of 17.440 acres of woodlands.

The Applicant filed a Revised Plan on December 7, 2020 which the Township Engineer reviewed as reflected in his Second Review Letter of January 13, 2021 and to which the Applicant's Engineer responded by Correspondence dated January 14, 2021.

A Representative of the Applicant's Planning Professional, Frank J. Smith, Jr., PLS, was present to answer any questions. The Commission also addressed four (4) SALDO waivers as follows:

- SALDO Section 803.Y requires that the plan to depict the location of all wells, on-site sanitary sewage systems and stormwater features w/i 200 feet of the site. Upon motion of Commissioner S.Amori, seconded by Commissioner M. Albert and on a unanimous vote of 4-0, the Commission recommended grant of the waiver as the property is intended to be serviced by central sanitary sewer and central water is available so isolation distances are not a factor.
- SALDO Section 803.Z (4) requires wetlands to be delineated. Upon motion of Commissioner S.Amori, seconded by Commissioner M. Albert and on a unanimous vote of 4-0, the Commission recommended grant of the waiver as no development is proposed; and, a note has been added to the plan that no construction will occur without a wetlands delineation first being secured.
- SALDO Section 803.HH requires that the plan depict the location, size and ownership of all underground utilities and any rights-of-way or easements. Upon motion of Commissioner S.Amori, seconded by Commissioner R. Moses and on condition that the plan depict Springhouse Lane to the centerline with metes and bounds and on a unanimous vote of 4-0, the Commission recommended a conditional grant of the waiver.
- SALDO Section 803.GG and 1025.A require that the location of all existing and proposed monuments shall be shown along with the number and location of where monuments are to be set. Upon motion of Commissioner M. Albert, seconded by Commissioner S. Amori and on condition that two (2) monuments are set along Airport Road and on a unanimous vote of 4-0, the Commission recommended a conditional grant of the waiver.

After further discussion of the plan, the Commission voted to recommend conditional preliminary and final plan approval and a written Agreement for Conditional Plan Approval was signed by the Representative and a copy provided to her.

No further action was needed on the plan.

b) Jones and Zaplishny Minor Subdivision and Lot Line Adjustment Plan

The plan proposes a lot line adjustment on properties located on the northern side of Franklin Hill Road approximately 260 feet east of the intersection of Franklin Hill Road and Music Center Drive. The property is situated in the R-1 (Low Density Residential) Zoning District. It is intended that land will be taken from the existing Zaplishny lot and added to the existing Jones lot. The existing Jones lot will increase from 1.03 acres to 2.57 acres and the Zaplishny lot will decrease from 6.11 acres to 4.57 acres.

While the Township Engineer did prepare both an Acceptance Review and a First Plan Review Letter, no one was present on behalf of the Applicant. Accordingly and upon motion of Commissioner S. Amori, seconded by Commissioner M. Albert and on a unanimous vote of 4-0, official action on the plan as tabled.

8. New Business:

a) Amendments to the ED (Economic Development) Zoning District

Amendments were proposed to the recently adopted ED (Economic Development) District. These amendments were reviewed by the Commission as required by the PA Municipalities Planning Code (PA MPC).

Commissioner M. Albert asked why the new Zoning Map did not reflect any properties on the north side of River Road. Commissioner Amori asked why tax parcels #s 9597 and 9521 (off of Old Mill Road) are included. He states that these parcels are pre-existing, non-conforming commercial uses so why include them? The parcels are surrounded by residential zoning so that if the commercial uses cease (and the commercial use of the properties terminate), then the properties will revert to residential uses which will meet the expectations of the surrounding residents. Also, Old Mill Road is a natural division of the two (2) zoning districts.

Commissioner Albert asked if the ED Zone can be an overlay in the PRD (Planned Residential Development) zone. The Solicitor referenced both the PA MPC and the Township Zoning Ordinance which recite that, upon filing a PRD plan (or any part thereof) that has been given final approval, "the zoning and subdivision regulations otherwise applicable to the land included in the plan shall cease to apply"¹. Mr. Albert also raised some technical corrections concerning the Indoor Shooting Ranges and the Design Standards. He also stated that the definitions of "manufacturing" and "light manufacturing" are not sufficient; and, food processing, wineries, beer manufacturers and commercial kitchens should be included. Also, what about sound, odors, fumes, vibration and air/water pollution?

Finally, Commissioner Amori suggested that the shared driveway/sidewalk provision be kept in the text and not deleted.

¹ 53 P.S. Section 10711(d) and Township Code of Ordinances, Chapter 27-Zoning Ordinance Section 505(32).

9. Unfinished Business:

a) Smithfield Gateway-Land Development Plan-Phase One

The Applicant's Engineer (D. Olmstead) was present and reported that the Smithfield Gateway plan now being "aggressively" pursued. He asked if the Township Supervisors can make every meeting (even workshops) voting meetings so that official action can be promptly taken on various land development matters as they arise.

10. Public Comments: None

11. Adjournment:

There being no other business coming before the Commission and on motion by Commissioner M. Albert, seconded by S. Amori and on a unanimous vote of 4-0, the meeting was adjourned at 8:10 p.m.

Karasek Law Offices, LLC

By: _____


Ronald J. Karasek, Esquire

PA J.D. No. 23233

Solicitor to Smithfield Township